

36-3
BK 6600PG080

WARRANTY DEED
024348

TRANSFER
TAX
PAID

Nancy L. Gaunce of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **CG Investments, LLC**, a Maine Limited Liability Company duly organized under the laws of the State of Maine with a place of business in Waterville, County of Kennebec, State of Maine, **with warranty covenants**,

A certain lot or parcel of land situated on the westerly side of the Airport Road, in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

Beginning at a 5/8" iron rod found in the westerly line of the Airport Road at the southeast corner of land now or formerly owned by George D. and Gloria Craig, said Craigs' deed is recorded in Kennebec County Registry of Deeds, Book 2054, Page 270; thence S 27° 49' W along the westerly line of the Airport Road a distance of eight and two-tenths (8.2) feet to a stone monument found; thence S 27° 53' W continuing along the westerly line of the Airport Road a distance of three hundred twenty-seven and nine-tenths (327.9) feet to a 5/8" iron rod found; thence N 62° 07' W along the northerly line of land now or formerly owned by Donald A. Violette, said Violette's deed is recorded in said Registry, Book 2217, Page 124, a distance of two hundred and zero-tenths (200.0) feet to a 5/8" iron rod found at the northwest corner of land of said Violette; thence S 27° 53' W along the westerly line of land of said Violette a distance of one hundred and zero-tenths (100.0) feet to a 5/8" iron rod found at the southwest corner of land of said Violette and in the northerly line of land now or formerly owned by Janet Dennis, said Dennis' deed is recorded in said Registry, Book 1700, Page 67; thence N 62° 07' W along the northerly line of land of said Dennis a distance of two hundred and zero-tenths (200.0) feet to a 5/8" iron rod found at the northwest corner of land of said Dennis; thence N 36° 08' E along land to be retained by the within grantor a distance of one thousand one hundred and thirty-eight hundredths (1,100.38) feet to a 5/8" iron rod found in the southerly line of Kennedy Memorial Drive and at the northwest corner of land of said Craigs; thence S 26° 39' W along the westerly line of land of said Craigs a distance of five hundred ninety-seven and one-tenth (597.1) feet to a 5/8" iron rod found at the southwest corner of land of said Craigs; thence S 62° 07' E along the southerly line of land of said Craigs a distance of two hundred thirty-five and zero-tenths (235.0) feet, more or less, to the point of beginning.

Meaning and intending to describe a parcel of land containing three and nine-tenths (3.9) acres, and being the same premises conveyed by Trustees Deed from Gloria S. Craig and Garrel R. Craig, Trustees under Declaration of Trust of Kennebec Realty Trust to Nancy L. Gaunce dated March 18, 1997, recorded in Kennebec County Registry of Deeds, Book 5326, Page 1. See also Corrective Trustees Deed to be recorded.

Subject to those easements granted by Nancy L. Gaunce to the City of Waterville dated November 10, 1999, recorded in Kennebec County Registry of Deeds, Book 6099, Page 38 and Book 6099, Page 40.

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Also, a certain parcel of land located in the City of Waterville, County of Kennebec, State of Maine, and is more particularly described as follows:

Beginning at a point in the westerly line of Airport Road at the southeast corner of the land now or formerly owned by Charles Gaunce, deed is recorded in Kennebec County Registry of Deeds, Book 4156, Page 70; thence three hundred thirty-six and one tenth feet (336.1') at S 27° 53' W to the southeast corner of the land now or formerly owned by Nancy L. Gaunce recorded in Kennebec County Registry of Deeds, Book 5326, Page 1; thence proceeding at fifteen feet (15') at S 62° 07' E to a point; thence proceeding N 27° 53' E a distance of three hundred thirty-six and one tenth feet (336.1') to a point; thence proceeding a distance of fifteen feet (15') to point of beginning.

Reserving and excepting, however, two drainage easements across the above-granted land:

One to start at the southeast corner of the above-described land and running a distance of fifteen feet (15') at N 62° 07' W to a point; thence proceeding at N 27° 53' E a distance of thirty feet (30') to a point; thence proceeding a distance of fifteen feet (15') at S 62° 07' E to a point; thence proceeding thirty feet (30') to the point of beginning.

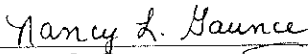
The second to start at the northeast corner of the above-described land; thence proceeding twenty feet (20') at S 27° 53' W to a point; thence proceeding fifteen feet (15') at N 62° 07' W to a point; thence proceeding a distance of twenty feet (20') at N 27° 53' E; thence proceeding fifteen feet (15') to the point of beginning.


Being the same premises conveyed by Quitclaim Deed from the City of Waterville to Nancy L. Gaunce dated February 11, 2000, recorded in Kennebec County Registry of Deeds, Book 6163, Page 70. See also Corrective Quitclaim Deed to be recorded.

This conveyance is subject to a mortgage given by Nancy L. Gaunce to Central Maine Motors, Inc. dated May 1, 2001, and to be recorded in said Registry, which mortgage grantee agrees to assume and pay.

Charles R. Gaunce, spouse of grantor Nancy L. Gaunce, and Nancy L. Gaunce, release all rights by descent and all other rights in the premises being conveyed.

WITNESS our hands and seals this 17th day of August, 2001.



Nancy L. Gaunce


Charles R. Gaunce

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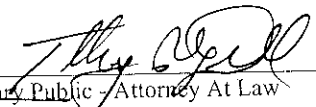
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STATE OF MAINE
COUNTY OF KENNEBEC

August 17, 2001

Then personally appeared the above named Nancy L. Gaunce and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public - Attorney At Law

Timothy R. O'Donnell
Attorney At Law

RECEIVED KENNEBEC SS.
2001 AUG 24 AM 9:00
sgj-081601--E:04-TIMOTHY R. O'DONNELL:GAUNCE, CHARLES & NANCY:WATERVILLE:WARRANTY TO
COINVESTMENT.WARRANTY DEED

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ATTEST: 
REGISTER OF DEEDS